



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
2ND FLOOR, CITY COUNCIL CHAMBERS
CITY HALL BUILDING, TWO CIVIC CENTER PLAZA
FEBRUARY 25, 2013
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, 2nd Floor, City Hall Building, February 25, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchermann
Commissioner Cesar Gomez
Commissioner John Moses
Commissioner Beatriz Lucero
Commissioner Joel Guzman
Commissioner Randy Brock
Vice-Chair Stephanie Fernandez

The following commissioner was absent:

Commissioner Ricardo Fernandez

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, City Development Department, Planning Division
Mr. Tony De La Cruz, Planner, City Development Department, Planning Division
Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office

Chairman Berchermann called the meeting to order at 4:10 p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

City Development Department
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Mayor

John F. Cook

City Council

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II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

- | | |
|--------------------------|---|
| 1. PHAP13-00003: | Lot 20 and the North 21 Feet of Lot 21, Block 35,
Manhattan Heights, City of El Paso, El Paso County,
Texas |
| Location: | 1409 Elm Avenue |
| Historic District: | Manhattan Heights |
| Property Owner: | Joey Martinez and Claudia Banda |
| Representative: | Joey Martinez and Claudia Banda |
| Representative District: | 2 |
| Existing Zoning: | R-3/H (Residential/Historic) |
| Year Built: | 1932 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the landscaping of
parkways with hardscape exceeding 50%. |
| Application Filed: | 2/11/13 |
| 45 Day Expiration: | 3/28/13 |

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the landscaping of parkways with hardscape exceeding 50%.

STAFF RECOMMENDATION

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*

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The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Recommended Modifications: That additional drought tolerant ground cover plants be installed as part of the proposed landscape plan.

Mr. Joey Martinez, owner, was present and responded to questions and comments from commissioners and staff.

MOTION:

Motion made by Commissioner Guzman, seconded by Commissioner Moses AND CARRIED TO APPROVE WITHOUT THE MODIFICATIONS FOR ADDITIONAL GROUND COVERING.

AYES: Commissioners Moses, Gomez, Brock and Guzman

NAYS: Commissioners Stephanie Fernandez and Lucero

Motion passed (4-2).

2. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. February 25, 2013 deadline for HLC members to request for agenda items to be scheduled for the March 11, 2013 meeting. March 11, 2013 deadline for HLC members to request for agenda items to be scheduled for the March 25, 2013 meeting.

There were no address requests of staff to review, investigate and provide a report to the HLC.

HLC Staff Report

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3. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.
(See Attachment "A")

MOTION:

Motion made by Vice-Chair S. Fernandez, seconded by Commissioner Guzman
AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW REPORT.

Other Business

4. Approval of Regular Meeting Minutes for January 7, 2013.

Chairman Berchermann asked commissioners if they had any additions/corrections/revisions. *There were none.*

Motion made by Commissioner Brock, seconded by Commissioner Guzman and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR JANUARY 7, 2013.**

5. Distribution of Design Guidelines for El Paso's Historic Districts, Sites, And Properties.

Ms. Velázquez handed out hard copies of the Design Guidelines for El Paso's Historic Districts, Sites, and Properties for the commissioners and informed that the guidelines are posted on the city's website.

Chairman Berchermann recommended adding an addendum for landscaping as far as coverage for trees.

6. Update on Ordinance 010917

Ms. Velázquez informed commissioners this ordinance does not require the non-contributing properties in the downtown historic district to comply with the guidelines. Staff received instructions from supervisors to place this item on City Council agenda and to notify property owners of the downtown buildings. Staff did not receive any replies. The ordinance was then deleted from City Council's agenda

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due to the number of objections from property owners to city council representatives. Commissioners recommended having Veronica Soto of the Downtown Management District to attend an HLC meeting to discuss the concerns of property owners within the Downtown Historic District.

Chairman Berchermann recommended continuing discussion on contributing and non-contributing downtown historic properties at the next HLC meeting.

Ms. Velázquez announced to commissioners that today is Commissioner Joel Guzman's last day of appointment to serve on HLC.

Motion made by Commissioner Moses, seconded by Commissioner Brock **AND UNANIMOUSLY CARRIED TO EXTEND AN APPRECIATION CERTIFICATE FROM MAYOR JOHN COOK TO MR GUZMAN FOR HIS TIME IN SERVING ON THE COMMITTEE.**

Motion made by Commissioner Guzman, seconded by Vice Chair Stephanie Fernandez **AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:49 P.M.**

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